

**TOWNSHIP OF WHITEHALL  
PLANNING COMMISSION MINUTES  
MARCH 16, 2016**

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**PLANNING COMMISSION**

James Molinaro, Chairman  
Robert Piligian, Vice Chairman  
Ann Freyman, Secretary  
Neil Ehrlichman, Member  
Dick Drosnock, Member  
Robert Zentz, Member  
Robert Loosli, Member (Absent)

**TOWNSHIP PERSONNEL**

Lee A. Rackus, Bureau Chief of  
Planning, Zoning & Development  
Frank J. Clark, Keystone Consulting  
Engineers  
  
Charles J. Fonzone, Esq.  
Township Solicitor

Meeting called to order at approximately 7:30 PM.

**A) SUBMISSION REVIEW**

**INDEX #1882-16 – KEYSTONE NOVELTIES**  
**2160 MACARTHUR ROAD**  
**SPECIAL EXCEPTION**

Chris Cook was present representing Keystone Novelties.

In reviewing comment letters all items will be addressed and scenario is same as previous years.

MR. PILIGIAN motioned to recommend special exception approval based on Planning's comment letter dated 3/15/16 and KCE's comment letter dated 3/16/16, seconded by MR. EHRLICHMAN. Vote taken 6-0.

**INDEX #1883-16 – GILBOY FORD**  
**2805 MACARTHUR ROAD**  
**SPECIAL EXCEPTION**

Margo Wiener, Esq. and Tom Englerth of Site Design Concepts were present representing the applicant.

Ms. Wiener explained that the improvements are being forced by Ford. Mr. Englerth explained the scope of the work that is being proposed.

MR. PILIGIAN motioned to recommend special exception approval based on Planning's comment letter dated 3/16/16 and KCE's comment letter dated 3/16/16, seconded by MR. EHRLICHMAN. Vote taken 6-0.

**INDEX #1878-15 – PROPOSED GROCERY STORE**  
**2845 MACARTHUR ROAD**  
**MAJOR SUBDIVISION PLAN**

Michael McGrath of Lidl and Cornelius Brown of Bohler Engineering were present.

Frank Clark advised that most of the stormwater issues have been addressed. Wetland issues are still being worked on. The permit has to be submitted to DEP.

Mr. Brown stated that comment letters will be adhered to. There are traffic calculations that are being addressed.

Peter Terry reviewed the Benchmark letter.

MR. MOLINARO motioned to table to allow time to address engineering comments, seconded by MR. PILIGIAN. Vote taken 6-0 to table.

**B) DISCUSSION ITEM:**

**2015 ANNUAL REPORT**

Unanimously approved as submitted.

**C) OTHER:**

Minutes from the 11/18/15 meeting were unanimously approved.

**D) ADJOURNMENT:**

Meeting adjourned at 8:10 PM.